

NOTICE TO BIDDERS

SALE OF REAL PROPERTY – BANCROFT DRIVE, SPRING VALLEY - COUNTY PARCEL 2008-0237-A (DISTRICT: 2) A.P.N. 503-273-84

This parcel is being sold **AS-IS** and the County makes no warranties regarding the property being suitable for the buyers proposed use or development.

BANCROFT DRIVE PARCEL LEGAL DESCRIPTION

Parcel No. 2008-0237-A (08/27/2008)

(TGH:PET:tgh)

All that portion of Lot 22, Lot 23 and Bancroft Drive of the Amended Map of GOODLAND ACRES, in the County of San Diego, State of California, according to Map thereof No. 1685, recorded June 6, 1916 in the Office of the County Recorder of said San Diego County, TOGETHER WITH that portion of Lot 6 of, PARTISION of RANCHO EX-MISSION, SAN DIEGO, CALIFORNIA on file in the Office of said County Recorder, more particularly described line as follows:

COMMENCING at the Northwest corner of that property described in Quitclaim Deed to Chester W. Smith, et ux, as Trustees, recorded September 23, 1996 as Document No. 1996-0481816 in said County Recorder's Office, also being an angle point in the Westerly line of said Lot 23;

Thence along the Westerly line thereof South 00°30'47" West, (South 00°09'00" West per Deed), 123.09 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said line South 89°29'13" East, 135.51 feet to a point on the Northwesterly sideline of Bancroft Drive as a result of the Resolution of Summary Vacation, recorded February 25, 1995 as Document No. 1995-0078690 of Official Records in the Office of said County Recorder, said point also lying on a non-tangent arc of a 451.00 foot radius curve concave Northwesterly, a radial to said curve, at said point, bears South 55°28'51" East;

Thence Southwesterly along said curve, through a central angle of 24°05'17", an arc distance of 189.61 feet to a point on the Southerly projection of the Westerly line of said Smith's land;

Thence along said Southerly projection and the Westerly line of said Smith's land, North 89°29'13" East, 130.63 feet to the **TRUE POINT OF BEGINNING**.

TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets, ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

This proposed sale is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15312. Any future use or development of this property will require completion of an environmental review process in conformance with CEQA.